(iv) Major penalty proceedings have been initiated against one Executive Engineer, one Assistant Engineer and two Junior Engineers. Minor penalty proceedings have been initiated against one Divisional Accountant.

Complaints registered with CPWD Enquiry Office, Albert Square

2969. SHRI RAJ NATH SINGH: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) the number of complaints civil/electrical registered with CPWD Enquiry Office and written complaints received by the Executive Engineer (Civil & Electrical) offices of Albert Square Block No. 3 and 9 during 1994 and 1995 till date and number out of them attended so far; and

(b) the time taken for attenting the complaints category-wise and whether any responsibility has been fixed against the erring official; if so, the details thereof?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT (SHRI P. K. THUNGON): (a) The number of complaints, including written complaints, received upto 10.3-95 and attended to are as under:—

	Complaints Received	Complaints Attended
Civil	793	788
Electrical	425	425

(b) All category-wise complaints both Civil and Electrical, were attended to within a reasonable time excepting 5 complaints (Civil), which could not be attended to due to paucity of funds.

As no abnormal delay has been noticed in attending to complaints, the question of fixing responsibility against any official does not arise.

Allotment of DDA Flats to Central Government Employees

2970. PROF. VIJAY KUMAR MALHOTRA: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Central Government employees had booked residential flats with DDA in 1979 and whether large number of such employees have not yet been allotted flats:

(b) whether there is any proposal to allow Government servants to retain the said accommodation after retirement at the usual licence fee till the time they are allotted flats by the DDA;

(c) if not, the reasons therefor;

(d) whether the prices of DDA flats have gone sky high; and

(e) if so, what steps Government propose to take to ensure that the prices of the flats are within the reach of the retiring employees who have other social obligations also to perform at that point of time?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT (SHRI P. K. THUNGON): (a) DDA has reported that applicants, including Government employees, have registered themselves under its New Pattern Registration Scheme, 1979. No separate record in respect of Central Government employees registered under the scheme has been maintained by DDA.

(b) No, Sir.

(c) There is acute shortage of general pool accommodation for eligible and serving Government employees who are waiting for allotment for 20-25 years and retention of accommodation by retired Government employees for indefinitely long period is likely to aggravate the position.

(d) The tentative prices of flats quoted at the time of announcement of the scheme had to be revised from time to time because of the following reasons:—

(i) The cost of acquisition and development of land bad case.

(ii)the land required for infrastructural facilities by the Municipal Corporation of Delhi, Delhi Electric Supply Undertaking, etc. is given free of cost with effect from 1.4.89.

(iii) The Master Plan requires a substantial portion of land (20-25%) to be left 'green'.

(iv) The Delhi Electric Supply Undertaking wants that cables be laid underground.

(v) The material cost and wages have escalated. The Central Public Works Department's cost of construction index increases by about 16.5% per year.

(vi) The cost of rate of interest on capital was comparatively high upto 1994.

(vii) DDA flats have comparatively richer specifications.

(e) The retiring Government employees registered with DDA under its various schemes are treated at par with other registrants. DDA has, however, taken the following steps to contain the cost of its flats:—

(i) The interest on capital investment, which was being charged for 20 months, has been reduced to 15 months for flats upto double storeys and 18 months for flats beyond double storeys.

(ii) One time discount has been introduced for flats in far-flung/out lying areas (like Narela and Rohini Ph. III) at the rate of Rs. 100 per sq. metre of the plinth area of flats.

(iii) It has been decided to allocate flats at 50 per cent stage of construction, on account of which the land rate will stand frozen and the allottee will be able to arrange payment over a period spread over roughly two years. The allottee will be requried to pay interest for 12 months only.

(iv) Rationalisation of specifications.

(v) Optimisation of density/FAR use.

(vi) Better materials and stock inventory management.

(vii) Interest rate being charged @ 17% has been reduced to 14.75% p.a. on capital invested during construction of the flats w.e.f. 1.11.1994 at par with NHB lending rate.

(viii) In respect of flats, EWS charges being levied @ 5.5% have been dispensed with and, to provide relief to upper storey flats, floor equalisation charges have been introduced. 4.5% per sq. mt. for Ground Floor is to be added by giving discount of 1%, 1.5% and 2% for 1st. 2nd and 3rd floor respectively.